

\$569,900 - 82 Chaparral Ridge Drive Se, Calgary

MLS® #A2243464

\$569,900

3 Bedroom, 4.00 Bathroom, 1,241 sqft

Residential on 0.07 Acres

Chaparral, Calgary, Alberta

Situated in the welcoming, family-oriented community of Chaparral, this well-maintained two-storey home offers over 1,700 square feet of developed living space across three levels. With 3 bedrooms, 3.5 bathrooms, and a fully finished basement, the layout is ideal for growing families or anyone seeking flexible living options in a great location. The main level begins with a spacious foyer that opens into a bright, open-concept living, dining, and kitchen area. Large windows fill the space with natural light, while durable laminate and tile flooring provide both comfort and practicality. The kitchen is designed for functionality with stainless steel appliances, a breakfast bar, ample cupboard and counter space, and a pantry for additional storage. A combined two-piece bathroom and laundry room adds convenience to this well-planned main floor. Upstairs, the generous primary bedroom features dual closets and a private four-piece ensuite. A second sizable bedroom offers flexibility—it can serve as a comfortable guest room or a productive home office. A second four-piece bathroom completes the upper level. The fully finished basement expands the living area with a large recreation room, an additional bedroom, a three-piece bathroom, and a dedicated storage area—perfect for hosting guests, movie nights, or creating a play space or home gym. Outside, the fully fenced backyard includes a grassy area and a deck, ideal for outdoor gatherings or unwinding after a long day. A double detached



garage with alley access completes the property, offering secure parking and extra storage. Updates include a new roof (2020), refrigerator (2020), and dishwasher (2023). The location offers access to an impressive network of walking and biking paths along Chaparral Ridge & Valley, the Bow River, and Fish Creek Provincial Park. Golfers will appreciate being minutes from both Blue Devil and McKenzie Meadows Golf Clubs. Daily commuting is made easier with quick connections to Stoney Trail, Deerfoot Trail and Macleod Trail, while nearby amenities include the Township Shopping Centre, Shawnessy shops, and a variety of restaurants and services. Families will benefit from being within a five-minute walk of Saint Sebastian Elementary and a short drive to Chaparral School, as well as several nearby parks and playgrounds. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 1996

Essential Information

MLS® #	A2243464
Price	\$569,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,241
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	82 Chaparral Ridge Drive Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3L5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	Real Broker
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